NW DIV: E 40 FT OF LOT 2 & W 40
BLOCK A NORTHSIDE ESTATES S/D.

WILLIAMSON HARRIETT J
P O BOX 3032
LAKE CITY, FL 32056

2026

30-3S-17-11702-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

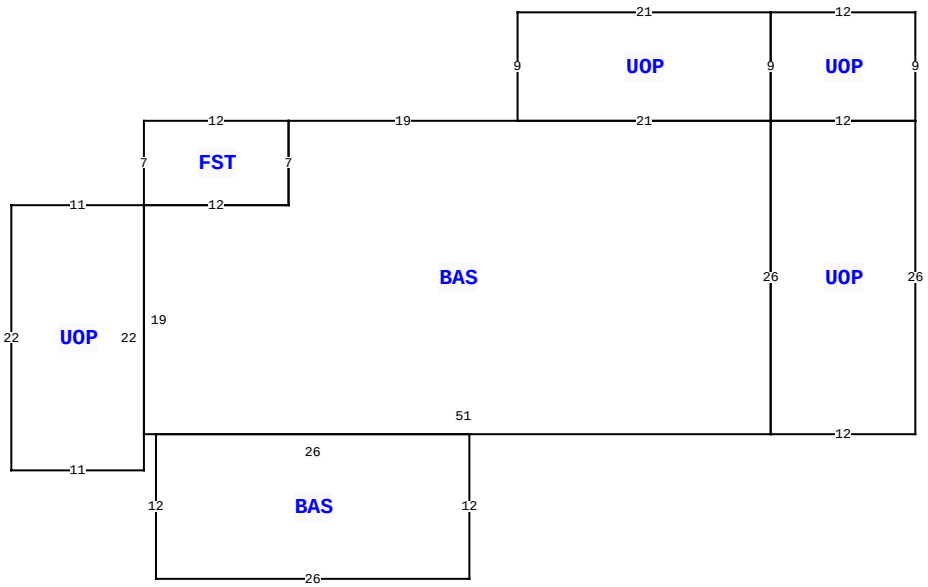
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	21,095
BAS	1,268	100		1,268	85,731
FST	84	55		46	3,110
UOP	108	20		22	1,487
UOP	189	20		38	2,569
UOP	242	20		48	3,246
UOP	312	20		62	4,192
TOTALS	2,515			1,796	121,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	109.7600	122.93	220,782	1978	1978	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1580 HX Base Yr



879 NW SUNSHINE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	121,430
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	4,200
TOTAL MARKET VALUE	128,130
SOH/AGL Deduction	0
ASSESSED VALUE	128,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,130
TOTAL JUST VALUE	128,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047941	Remodel	21,500	08/22/2023
1841	ADDN COMM	100	08/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/318	10/18/2023	LE	U	I	14	100
GRANTOR: WILLIAMSON HARRIETTE						
GRANTEE: WILLIAMSON HARRIETT						
0509/0706	4/01/1983	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FST= W12 S7 E12 N7$S7 W12 UOP= W11 S22 E11 N22$ S19 E1 BAS= S12 E26 N12 W26$ E51 UOP= E12 N26 W12 S26$ N26 UOP= E12 N9 W12 S9$ UOP= N9 W21S9 E21$ W21$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	0	10	15	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
4	0070	CARPORT UF	0	0	10	12	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	7200	C	SCHOOL PRI	0			0.00	0.00	8,400.00	SF		1.00	1.00	1.00	0.50	0.50	4,200							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.19 Total Land Value: 4,200 Market: 0 Agricultural: 0 Common: 4,200 PRINTED 11/18/2025 BY SYS